

STAFF REPORT

HEARING DATE: Wednesday, March 9, 2005
TO: Planning Commission
FROM: Tyler Ryerson, Associate Planner
PROPOSAL: **Covington Park PUD**
LOCATION: 9525 and 9565 SW 155th Avenue
Assessor Map 1S1-29CD, Tax Lots 100 and 200

SUMMARY: The applicant requests Conditional Use approval for a Final Planned Unit Development (PUD), an associated Land Division (LD) for a Preliminary Subdivision to create a 46 single family residential development, and Tree Plan Two application to remove 45 Community Trees across the proposed site. The PUD request is to provide flexibility to the dimensional standards of the R2 zoning district to accommodate the proposal, including but not limited to the reduction to minimum lot size, reduction to the setback requirements, and the construction of a private looped street serving the lots, while providing for approximately 20% common open space. Building height is not proposed to exceed 35 feet in height. The Preliminary Subdivision requests to plat 46 single family lots, open space tracts, and private streets. The subject site is approximately 3.6 acres in size and is located on the west side of SW 155th Avenue between SW Nora Road and SW Weir Road. Pursuant to Section 50.15.2, the three (3) applications will be heard in one public hearing.

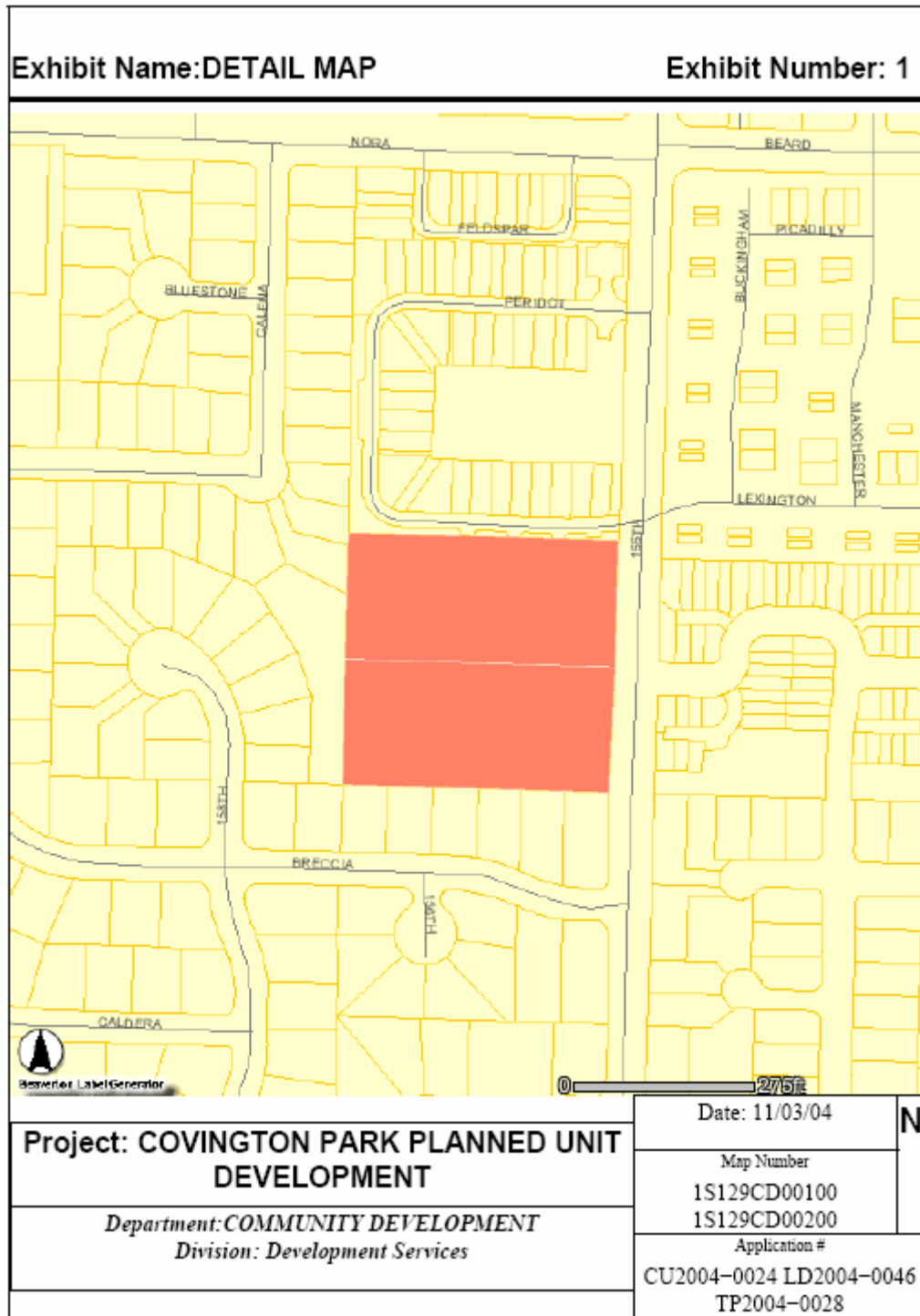
APPLICANT'S
REPRESENTATIVE: Paul Sedoruk, Land Tech, Inc., 8835 SW Canyon Lane,
Suite 402, Portland, Oregon 97225

RECOMMENDATIONS: **CU2004-0024 (Covington Park PUD): Approval**
subject to conditions identified at the end of this
report.

LD2004-0046 (Covington Park PUD): Approval
subject to conditions identified at the end of this
report.

TP2004-0028 (Covington Park PUD): Approval
subject to conditions identified at the end of this
report.

DETAIL MAP



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written Decision	240-Day**
CU2004-0024	Oct. 21, 2004	Jan. 20, 2005	May 19, 2005	Sep. 17, 2005
LD2004-0046	Oct. 21, 2004	Jan. 20, 2005	May 19, 2005	Sep. 17, 2005
TP2004-0028	Nov. 2, 2004	Jan. 20, 2005	May 19, 2005	Sep. 17, 2005

** Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	R2 – Urban Medium Density	
Current Development	The site is rectangular in shape located on SW 155 th Avenue between SW Nora Road and SW Weir Road. The site slopes from the northwest to the southeast.	
Site Size	Approximately 3.6 acres	
NAC	Sexton Mountain	
Comprehensive Plan	<p><u>Land Use:</u> Neighborhood Residential “Medium Density” (NR-MD)</p> <p><u>Street Functional Classification Plan:</u> SW 155th Avenue is designated as a “Collector” street.</p> <p><u>Street Improvement Master Plan:</u> The Transportation System Plan Street Improvement Master Plan does not identify any street improvements along SW 155th Avenue.</p> <p><u>Bicycle Master Plan:</u> SW 155th Avenue is identified as a street where bike lanes are proposed.</p> <p><u>Pedestrian Master Plan:</u> SW 155th Avenue is identified as a street where sidewalks are proposed.</p> <p><u>Future Streets Where ROW is Planned for more than Two Lanes:</u> SW 155th Avenue is identified as Bike Lane ROW Reservation.</p>	
Surrounding Uses	<p><u>Zoning:</u></p> <p>North: R2 – Urban Medium Density</p> <p>South: R5 – Urban Standard Density</p> <p>East: R2 – Urban Medium Density</p> <p>West: R5 – Urban Standard Density</p>	<p><u>Uses:</u></p> <p>North: Single-family attached dwellings</p> <p>South: Single-family detached dwellings</p> <p>East: Approved attached dwelling development.</p> <p>West: Significant Tree Grove Tract and single-family detached dwellings.</p>

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

	<u>PAGE No.</u>
<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report including Code Conformance Analysis; and Letters submitted from Facilities Review Members (without page numbers)	FR1-16
<u>Attachment B:</u> CU2004-0024 (Covington Park PUD): Conditional Use – Final Planned Unit Development application.	PUD1-17
<u>Attachment C:</u> LD2004-0046 (Covington Park PUD): Land Division – Preliminary Subdivision	LD1-3
<u>Attachment D:</u> TP2004-0028 (Covington Park PUD): Tree Plan Two application	TP1-6
<u>Attachment E:</u> Conditions of Approval for all Covington Park PUD applications.	COA1-10

Conditions of Approval:

In accordance with Development Code Section 10.65.8 and 50.95, modifications to a final decision, including approved conditions of approval, may be subject to a Modification of Conditions land use application requiring a public hearing with the original decision-making body.

Previous Applications on the Site

DR2003-0070 (Federal Heights Multi-Family Development) Previous application to the Board of Design Review which proposed a 60-unit multi-family attached residential development. The proposal included three (3) clusters of two (2) buildings, an elevator structure, and internal parking courts, while retaining the existing home. At the public hearing of February 12, 2004, the applicant requested a continuance. The application was withdrawn at a later time.

Exhibit 1 Detail Map, page 2

Exhibit 2 Materials Submitted by Applicant dated February 18, 2004 Narrative responses and plan sets provided to Commission from applicant.

- Exhibit 2.1 Letter received from Howard Roll, CTS Engineering, received February 3, 2005
- Exhibit 2.2 Service Provider Letter from Waste Management, received February 16, 2005
- Exhibit 2.3 Project Summary, from applicant's representative, received February 23, 2005